



**CITY OF LODI  
COUNCIL COMMUNICATION**

**AGENDA TITLE:** Adopt Resolution Accepting Improvements in Winchester Woods, Tract No. 3564

**MEETING DATE:** December 6, 2006

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** Adopt a resolution accepting improvements in Winchester Woods, Tract No. 3564.

**BACKGROUND INFORMATION:** Improvements at Winchester Woods, Tract No. 3564, have been completed in substantial conformance with the requirements of the improvement agreement between the City of Lodi and Winchester Woods, LLC, as approved by the City Council on January 18, 2006, and as shown on Drawings No. 05D0013-01 through 005D013-05.

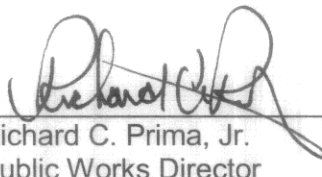
The subdivision is located on the west side of Winchester Drive, north of Harney Lane. The development consists of eight single-family residential lots. The subdivision site was formerly a part of "The Vineyard" apartment complex.

Project improvements included the installation of water and wastewater services for each lot from existing mains in Winchester Drive, installation of residential driveways for each lot, and a thin asphalt concrete overlay over the entire width of Winchester Drive along the subdivision frontage to preserve the integrity of the street pavement after trenching.

No public streets were dedicated as part of this development.

**FISCAL IMPACT:** Per Item 16, "Repair or Reconstruction of Defective Work", of the improvement agreement, the developer's warranty period will begin on the date of Council acceptance. There will be a slight increase in long-term maintenance costs for public infrastructure, such as streets, water, wastewater and storm drain facilities, and City services, such as police and fire. This development is designated as Zone 12 of the Lodi Consolidated Landscape Maintenance District No. 2003-01. Assessments for this zone of the landscape maintenance district will be included on the property tax roll for each parcel beginning in Fiscal Year 2006/07.

**FUNDING AVAILABLE:** Not applicable.

  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer  
RCP/WKF/pmf  
cc: City Attorney  
Senior Traffic Engineer  
Senior Engineering Technician

Senior Civil Engineer - Development Services  
Streets and Drainage Manager  
Building Official

**APPROVED:**   
Blair King, City Manager

RESOLUTION NO. 2006-217

A RESOLUTION OF THE LODI CITY COUNCIL  
ACCEPTING DEVELOPMENT IMPROVEMENTS  
INCLUDED IN THE IMPROVEMENT AGREEMENT  
FOR WINCHESTER WOODS, TRACT NO. 3564

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WHEREAS, the subdivision is located on the west side of Winchester Drive, north of Harney Lane and consists of eight single-family residential lots; and

WHEREAS, project improvements included the installation of water and wastewater services for each lot from existing mains in Winchester Drive, installation of residential driveways for each lot, and a thin asphalt concrete overlay over the entire width of Winchester Drive along the subdivision frontage to preserve the integrity of the street pavement after trenching.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi finds as follows:

1. That all requirements of the Improvement Agreement between the City of Lodi and Winchester Woods, LLC, for the improvements in Winchester Woods, Tract No. 3564, have been substantially complied with. The improvements are shown on Drawing Nos. 05D0013-01 through 005D013-05 on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on January 18, 2006.
2. No public streets were dedicated as part of this development.

Dated: December 6, 2006

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I hereby certify that Resolution No. 2006-217 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 6, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce, and  
Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

  
for RANDI JOHL  
City Clerk

CITY COUNCIL

SUSAN HITCHCOCK,  
Mayor

BOB JOHNSON,  
Mayor Pro Tempore

JOHN BECKMAN

LARRY D. HANSEN

JOANNE MOUNCE

# CITY OF LODI



## PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET / P.O. BOX 3006

LODI, CALIFORNIA 95241-1910

TELEPHONE (209) 333-6706 / FAX (209) 333-6710

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BLAIR KING,  
City Manager

RANDI JOHL,  
City Clerk

D. STEPHEN SCHWABAUER,  
City Attorney

RICHARD C. PRIMA, JR.,  
Public Works Director

December 7, 2006

Winchester Woods, LLC  
2424 Cochran Road  
Lodi, CA 95242

SUBJECT: Winchester Woods, Tract No. 3564

The City Council of the City of Lodi, at its meeting on December 6, 2006, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

A copy of this letter will be sent to your bonding agency in order that the bond covering faithful performance can be exonerated. The bond covering labor and materials will have to remain in effect for a period of ninety days from the date of the resolution in conformance with State law.

If you have any questions, please contact Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.

A handwritten signature in black ink, appearing to read "F. Wally Sandelin".

F. Wally Sandelin  
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Management Analyst  
Fidelity and Deposit Company of Maryland

CITY COUNCIL

SUSAN HITCHCOCK,  
Mayor

BOB JOHNSON,  
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Public Works Director

December 7, 2006

Fidelity and Deposit Company of Maryland  
Pamela McCarthy, Attorney in Fact  
Driver Alliant Insurance Services, Inc.  
3270 Inland Empire Boulevard, Ste. 100  
Ontario, CA 91764

SUBJECT: Winchester Woods, Tract No. 3564

The City Council of the City of Lodi, at its meeting on December 6, 2006, accepted the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to exonerate the bond covering faithful performance. The bond covering labor and materials must remain in effect until March 6, 2007, in conformance with the requirements of State law. You will receive no further correspondence regarding the release of the bond for labor and materials unless a claim is filed.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.

A handwritten signature in cursive script that reads "F. Wally Sandelin".

F. Wally Sandelin  
City Engineer

FWS/RA/pmf

Enclosures

cc: Winchester Woods, LLC  
City Clerk  
Management Analyst